

**EXHIBIT A**



SAM D. EGGLESTON, III  
STEPHANIE S. MADDOX  
RANDY C. KRANTZ  
JUDGES

# COMMONWEALTH of VIRGINIA

AMY S. LEFTWICH  
CLERK

TWENTY-FOURTH DISTRICT

## City of Lynchburg General District Court

905 COURT STREET  
CIVIL DIVISION (434) 455-2640  
CRIMINAL/TRAFFIC DIVISION (434) 455-2630  
FAX (434) 847-1779  
LYNCHBURG, VA 24504-1603

April 24, 2020

C. Jay Robbins, IV, Esquire  
8003 Franklin Farms Road, Suite 233  
Richmond, VA 23229

R. Andrew Hutchinson, Esquire  
BAKER DONELSON BEARMAN CALDWELL & BERKOWITZ, P.C.  
100 Med Tech Parkway, Suite 200  
Johnson City, TN 37604

In re: Keith E. Adams and Kim D. Adams, Trustees of the Adams Family Trust v. Ruby Tuesday, Inc.  
Case No. - GV 19000190-00  
Ruby Tuesday, Inc. v. Keith E. Adams and Kim D. Adams, Trustees of the Adams Family Trust  
GV 190004462-00

Dear Counsel,

Pursuant to the Court's opinion of February 28, 2020, (GV 19000190-00) finding that Defendant had breached its lease with Plaintiff and was therefore liable to Plaintiff for the resulting direct damages, and upon review and consideration of Plaintiff's April 14, 2020, letter containing a proposed calculation of final damages, the Court finds that judgment should be entered for Plaintiff as follows:

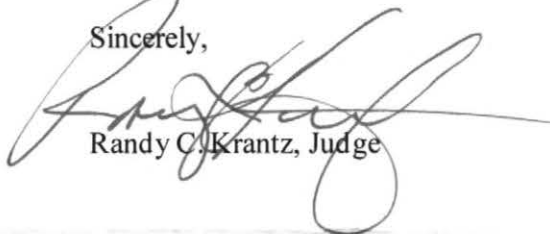
Rent	\$147,685.16
Late Fees	4,550.96
Damages	176,329.23
Costs	1,945.79
Attorney's Fees	66,260.94

The Court will enter a final order consistent with this decision on May 1, 2020. In the event of an appeal of that order by Defendant, the Court will set an appeal bond in the amount of \$250,883.49.

On Ruby Tuesday's Counter-Claim (GV 190004462-00) against Keith E. Adams and Kim D. Adams, Trustees of the Adams Family Trust, judgment is for Keith E. Adams and Kim D. Adams, Trustees of the Adams Family Trust.

A party may appeal the decision of this Court by filing in writing a notice of appeal in the Clerk's Office within ten (10) days of the date of the final judgment order.

Sincerely,

A handwritten signature in black ink, appearing to read "Randy C. Krantz", written over the printed name.

Randy C. Krantz, Judge

**VIRGINIA:  
IN THE GENERAL DISTRICT COURT FOR THE CITY OF LYNCHBURG**

KEITH E. ADAMS AND KIM D. ADAMS,  
TRUSTEES OF THE ADAMS FAMILY TRUST  
DATED DECEMBER 17, 1998,

Plaintiffs

v.

Case No.: GV19-000190-00

RUBY TUESDAY, INC.,

Defendant

**ORDER ON PLAINTIFF'S MOTION TO AMEND NAME OF PLAINTIFF**

On January 29, 2020, before the trial on the merits of this matter, the parties appeared both in person and by counsel to be heard on the motion of Plaintiff for the entry of an order amending the name of the Plaintiff as prayed for in Plaintiff's Motion dated January 13, 2020. For the reasons stated in the Motion and pursuant to VA Code § 8.01-6.3, it is ORDERED that the name of the Plaintiff be amended to show the following as the name of the Plaintiff "KEITH E. ADAMS AND KIM D. ADAMS, TRUSTEES OF THE ADAMS FAMILY TRUST DATED DECEMBER 17, 1998".

I, the undersigned Clerk or Deputy Clerk of the Lynchburg General District Court, authenticate, pursuant to Virginia Code Section 8.01-391 (C), on this date that the document to which this authentication is affixed is a true copy of a record in the above-named Court, made in the performance of my official duties.

4/23/20  
Date

B. Johnson  
Clerk/Deputy Clerk

ENTERED

4/23/20  


I ask for this:

C. Jay Robbins p.q.

C. Jay Robbins, IV, VSB#22847

C. Jay Robbins, IV P.C.

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*Counsel for Plaintiffs*

Seen and approved:

R. Andrew Hutchinson p.d.

R. Andrew Hutchinson, Esq. VSB#940039

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Fax: 423.979.5694

Email: [dhutchinson@bakerdonelson.com](mailto:dhutchinson@bakerdonelson.com)

*Counsel for Defendant*

cc: both 4-24-20  
Bg, D. Clerk

I, the undersigned Clerk or Deputy Clerk of the Lynchburg General District Court, authenticate, pursuant to Virginia Code Section 8.01-391 (C), on this date that the document to which this authentication is affixed is a true copy of a record in the above-named Court, made in the performance of my official duties.

4/23/20  
Date

B. Johnson  
Clerk Deputy Clerk